WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140036983 DEEDWARR
Recvd: 05/28/14 09:29 2 pgs
Fees:13.00 Taxes:2479.22
20140528-0045602

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MST 2014-0209

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,059.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF May, 2014

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore Pins	New Owner	092130361.00
(NAME)	(NAME)	
3300 Nevada Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Heithcock Construction, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Theodore Pins, unmarried** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 96 as shown on the Plan of Hortense Place, as of record in Plat Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Troy Heithcock and wife, Margaret Heithcock by warranty deed of William Pellie Edens Jr. aka William P. Edens Jr. and Barbara Shouse of record in Instrument No. 20120227-0016857, said Register's Office.

AND being the same property conveyed to Heithcock Construction, LLC, by Quitclaim deed of Troy Heithcock and wife, Margaret Heithcock, of record in Instrument number 20130702-0068186, Register's Office of Davidson County, TN, dated 06/25/2013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2014 tax a lien on 01/01/2014 but not yet due and payable. All matters as set forth on the plat of record in Plat Book 161, page 167, Register's Office for said County.

This property, known as 3300 Nevada Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 21st DAY OF May, 2014.

Heithcock Construction, LLC

BY: _____

Title: Member

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Troy D. Heithcock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself Member of Heithcock Construction, LLC, a Tennessee limited liability company, the within named bargainor, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of May, 2014.

_____
Notary Public

My Commission Expires: 7-5-16

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Return to:
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212